

Offers Over
£255,000
Leasehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- Well Presented Three Bedroom Mid Town House
- Downstairs WC And Three Piece family Bathroom
- Spacious Lounge
- Outbuilding - Perfect for Working From Home
- Gas Central Heating And Double-Glazed Windows Throughout
- Beautiful Rear Garden With Patio Area
- Set In A Quiet Cul De Sac Location
- Perfectly Situated in a Well Sought-After Location
- Modern Fitted Kitchen / Dining Room
- Driveway and Single Garage
- Viewing is highly advisable as interest is due to by very high

Summary of Property

**** WELL PRESENTED THREE BEDROOM TOWN HOUSE ** SET IN A CUL-DE-SAC LOCATION ** WELL PROPORTIONED REAR GARDEN, GARAGE & DRIVEWAY ** OUTBUILDING PERFECT FOR WORKING FROM HOME **** Nestled in a peaceful cul-de-sac within a sought-after neighborhood, this delightful three-bedroom mid-townhouse is ideal for first-time buyers or those looking to downsize. Conveniently located near the town center, the property offers easy access to a wealth of amenities, reputable local schools, and the motorway network. The home benefits from a new combi boiler with a 10 year manufactures warranty and double glazing throughout, ensuring comfort and efficiency. The thoughtfully designed accommodation comprises: The accommodation includes an entrance hallway, guest WC, bright spacious living room, and a fitted dining kitchen. Upstairs, you'll find a landing area, three bedrooms, and a three-piece white family bathroom. The property boasts a front tarmac driveway with space for two vehicles, leading to a single garage. At the rear, you'll find a beautifully landscaped, low-maintenance garden featuring Astroturf and a paved patio—perfect for relaxing or entertaining. Additionally, the vendor has constructed an outbuilding, ideal for working from home or additional storage. Viewing is highly recommended to truly appreciate what this lovely home has to offer. Appointments are strictly available through our Ramsbottom office.

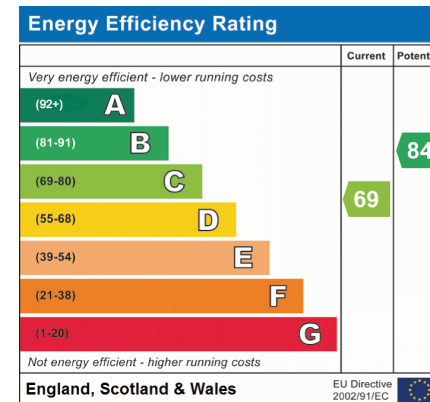
Tenure: Leasehold 966 years remaining.

Local Authority/Council Tax: Bury Council: C Annual Amount:£2034.48 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council

Band C

Tax Band Amount: £2034.48

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and side window, laminate flooring, ceiling coving and ceiling point.

Guest WC

A two-piece white suite comprising of a low level WC, wash hand basin, laminate flooring and ceiling point.

Lounge

2 UPVC double glazed front windows, radiator, coal effect gas fire with surround, TV point, laminate flooring, ceiling coving, ceiling point and stairs leading to the first floor landing.

Dining Kitchen

Wall in Base units with complementary worksurface, four ring gas hob with extractor unit above, electric oven, plumbed for washing machine, single bowl sink unit with drainer, combi boiler, radiator, ceiling coving, ceiling points, 2 UPVC double glazed rear windows and UPVC double glazed back door.

First Floor

Landing

Loft access, ceiling coving and ceiling point.

Bedroom One

2 UPVC double glazed front windows, radiator, TV point, ceiling coving and ceiling point .

Bedroom Two

2 UPVC double glazed rear windows , radiator, TV point, ceiling coving and ceiling point .

Bedroom Three

UPVC double glazed front window, radiator, storage cupboard and ceiling point .

Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath, shower above, low level WC, wash hand basin, radiator, part tiled walls, ceiling spotlights and UPVC double glazed rear window.

Outside

Garage & Parking

A single brick built garage in a block of four garages with manual up and over door. Tarmac driveway for off road parking.

Gardens

Front: A flagged pathway, Astroturf lawn.

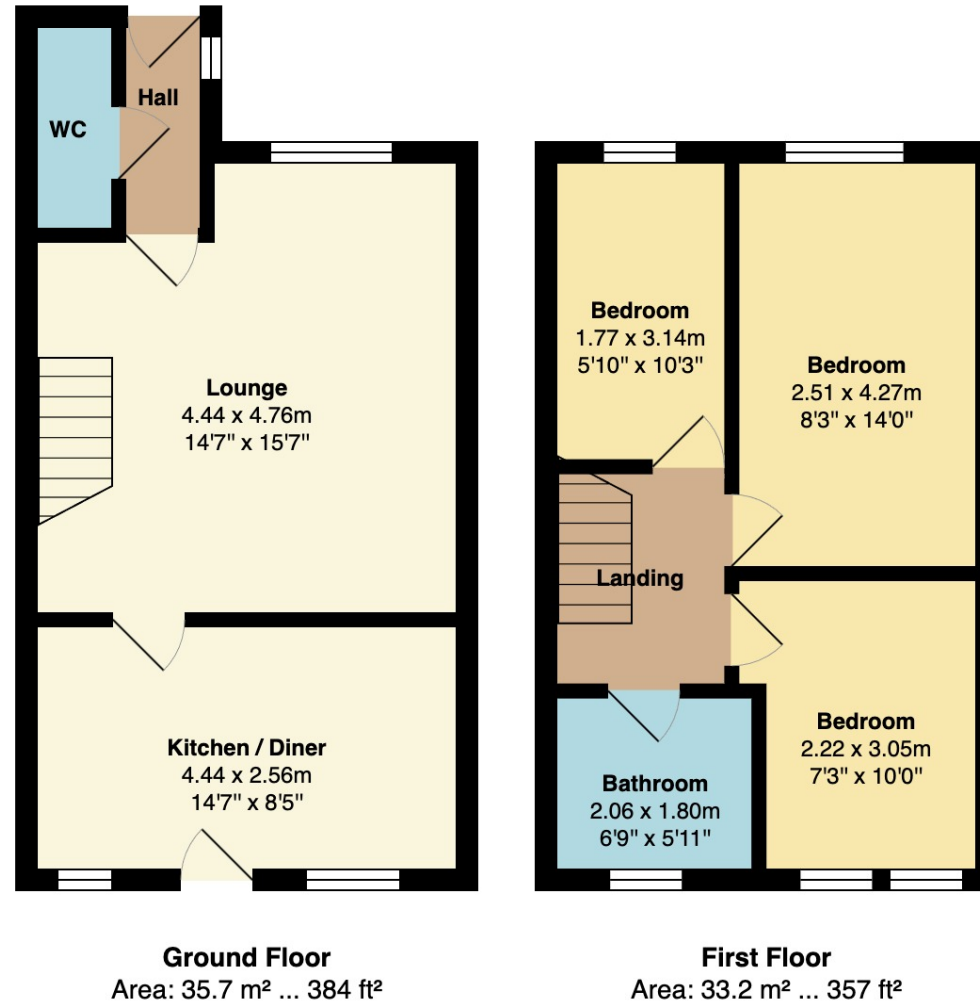
Rear: A flagged patio area, Astroturf lawn, flagged pathway leading to gate for access to the rear.

Wooden Outhouse

Double glazed French patio doors and windows, power points and ceiling point.



Floorplan



Total Area: 68.9 m² ... 742 ft²

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.